



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

12 Wagtail Close  
Bude  
Cornwall  
EX23 8GN

**Asking Price: £425,000**

**Freehold**



**Changing Lifestyles**

**01288 355 066**  
**bude@boproperty.com**

12 Wagtail Close, Bude, Cornwall, EX23 8GN



- DETACHED PROPERTY
- 4 BEDROOMS (1 ENSUITE)
- WELL PRESENTED THROUGHOUT
- OFF ROAD PARKING AND GARAGE
- REAR GARDENS
- SOUGHT AFTER LOCATION
- REMAINDER OF A 10 YEAR NHBC
- COUNCIL TAX BAND E
- EPC RATING - B



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**An opportunity to acquire this 4 bedroom, 1 en suite, detached home in this most sought after and convenient new development being a short walk from the local schools, amenities and beaches. The property is well presented throughout and benefits from gas fired central heating with double glazed windows. The property briefly comprises of kitchen/diner, lounge, office, WC, 4 bedrooms one with en suite and a family bathroom. The outside of the property offers a generous enclosed rear garden, driveway providing off road parking and garage. The residence benefits from the remainder of a 10 year NHBC guarantee. EPC Rating B. Council Tax Band E.**

**The property occupies a convenient location within this popular coastal town which supports an extensive range of shopping, schools and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. The town itself lies amidst the rugged North Cornish coastline being famed for its nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many nearby breath taking cliff top coastal walks. The bustling market town of Holsworthy lies some 10 miles in land whilst the port and market town of Bideford is some 28 miles in a North Easterly direction providing a convenient link to the A39 North Devon Link Road which in turn connects to Barnstaple, Tiverton and the M5 motorway.**

**Entrance Hall** - Staircase leading to first floor landing. Doors to kitchen, lounge, office and WC. Built in under stair cupboard.

**Living Room** - 14'10" x 9'9" (4.52m x 2.97m)  
This light and airy room benefits from dual aspect windows to the front and side elevations.

**Kitchen / Dining Room** - 11'6" x 23'7" (3.5m x 7.2m)  
This modern kitchen/diner comprise of a range of base and wall units with worktops over incorporating a stainless steel sink/drainage unit with mixer tap and induction hob with extractor hood over. Integrated eye level oven and microwave as well as integrated fridge/freezer and dishwasher. Wall mounted gas boiler. Ample space for a large family dining table with Bi-Fold doors opening onto rear garden. Window and Bi-fold doors to rear elevation leading out to the garden.

**Office** - 7'8" x 10'9" (2.34m x 3.28m)  
Window to front elevation.

**WC** - 4'9" x 6'1" (1.45m x 1.85m)  
Low level WC and pedestal hand wash basin. Frosted window to side elevation. Extractor fan.

**First Floor Landing** - Doors to all rooms.

**Bedroom 1** - 14'11" max x 11'10" max (4.55m max x 3.6m max)  
Double bedroom with window to front elevation and built in wardrobe.

**Ensuite** - 7' x 6' (2.13m x 1.83m)  
Comprising of a low level WC, pedestal hand wash basin and large shower cubical with mains fed shower over. Frosted window to side elevation. Extractor fan and towel rail.

**Bedroom 2** - 9'3" x 9'10" (2.82m x 3m)  
Double bedroom with window to front elevation and built in wardrobe.

**Bedroom 3** - 7'9" x 9'7" (2.36m x 2.92m)  
Double bedroom with window to rear elevation and built in wardrobe.

**Bedroom 4** - 7'9" x 9'10" (2.36m x 3m)  
Window to rear elevation and built in wardrobe.

**Bathroom** - 7' x 6'10" (2.13m x 2.08m)  
This family bathroom comprises of an enclosed panel bath, low level WC and pedestal hand wash basin. Frosted window to side elevation. Extractor fan and towel rail.

**Garage** - 18'3" x 9'1" (5.56m x 2.77m)  
Light and power connected. Up and over garage door. Storage space above.

**Outside** - The front of the property provides off road parking and access to garage. To the right hand side is a pedestrian gate leading to the rear garden. The rear of the property offers a generous size garden mainly laid to lawn with a patio area perfect for al fresco dining.

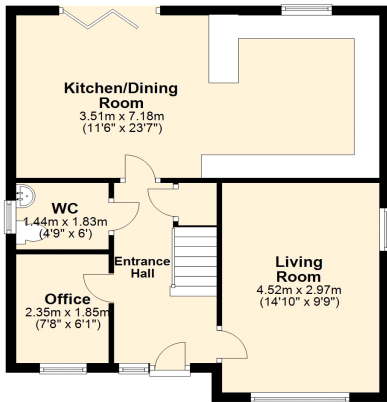
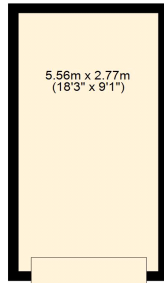
**Services** - Mains electric, water drainage and gas.

**Agents Note** - It is understood from the vendors that the property comes with the remainder of a 10 year NHBC granted in 2021.

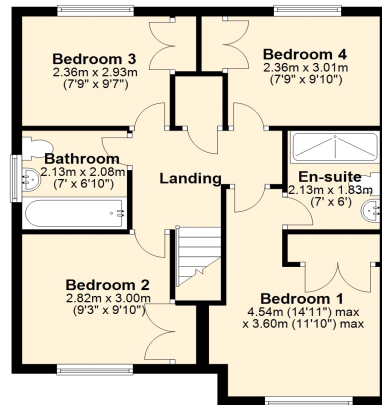
The vendors have informed the agent a service charge is payable for the upkeep of the communal grounds on the Shorelands estate, further information to be confirmed.



**Ground Floor**  
Approx. 70.6 sq. metres (759.5 sq. feet)



**First Floor**  
Approx. 54.6 sq. metres (587.3 sq. feet)



## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

## Directions

From Bude town centre proceed out of the town towards Stratton and turn right at the Morrison's roundabout and into the new Shorelands development. Proceed along Sandpiper Road and onto Widgeon Road taking the second left hand turn into Wagtail Close. After a short distance bear around to the right and keep following around to the right and the property will be found a short distance on your right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	